

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers

Date: June 15, 2011 Time: 4:00 p.m.

MEMBERS PRESENT

Randy Carter, Chair
Beth Coons, Vice-Chair
Lisa Hudson
Brad Arnett
Suzanne Johnson

MEMBERS ABSENT

Chell Roberts (excused)
Vince DiBella (excused)

OTHERS PRESENT

John Wesley
Gordon Sheffield
Tom Ellsworth
Lesley Davis
Wahid Alam
Debbie Archuleta
Jeff McVay

David Miller
Cindy Richards
Others

Chairperson Carter declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated June 15, 2011. Before adjournment at 6:02 p.m., action was taken on the following:

It was moved by Boardmember Coons, seconded by Boardmember Arnett that the minutes of the May 17, 2011, and May 18, 2011 study sessions and regular meeting be approved as submitted. Vote: 5 – 0

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember Coons, seconded by Boardmember Johnson that the consent items be approved. Vote: 5 – 0

Zoning Cases:

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Item: **Z11-17(District 4)** The 300 West through 100 East blocks of Main Street (north and south sides). Located between 1st Street and 1st Avenue from Country Club Drive to MacDonald; and located between 1st Street and 2nd Avenue from MacDonald to Centennial Way/ Sirrine (150± acres). District 4. Rezone from TCC, TCR-2 and TCB-1 to TCC-DE, TCR-2DE, and TCB-1DE. This request will establish a Downtown Events Overlay District along the Main Street corridor. Various owners; City of Mesa, applicant.

Comments: This case removed from the consent agenda by a neighbor.

Staffmember Gordon Sheffield explained the request. Mr. Sheffield stated typically properties are limited to 4 special events per calendar year. After the fourth special event the applicant is required to receive a Special Use Permit for each additional special event. Approval of the overlay will allow the Downtown area to have an unlimited number of events. Each special event will still need to get a Special Event License which is issued through the Tax and Licensing Office. He explained the Special Event License is reviewed by several City divisions, including Fire, Police, Transportation, and Planning.

David Miller of 219 ½ West 2nd Avenue spoke in opposition to the request. Mr. Miller stated this area was full of history and that his home was built in 1920. He stated the special events make the area less desirable to live in. The area does not feel like a residential area and more events will further alienate residents. He stated that less than 40% of the homes in the area were owner occupied. He thought the area was slowly getting worse. He objected to the noise of the special events, and didn't want motorcycles, or intoxicated people in his neighborhood. Mr. Miller wanted a public hearing for every event.

Staffmember Sheffield stated the current public hearing process is through the Board of Adjustment which is very formal, and does not lend itself to negotiation. The new process will include the Downtown Mesa Association in the review process. Mr. Sheffield stated the City has been trying to create a vibrant, active downtown with activities draw people downtown.

Boardmember Beth Coons confirmed that part of the review process can be established through Downtown Mesa Association, but that may not include residents. She was concerned that the City not push out residents. Mr. Sheffield stated that this Board could suggest that a residential representative be part of the review process. Boardmember Coons thought the homeowners needed to have a voice. She was concerned that the City would think any event is a good event. She wanted the case continued.

Boardmember Suzanne Johnson confirmed the ordinance had already been approved. This application was to establish the event district for this specific area. She asked what conditions the Board could establish to address Mr. Miller's concerns.

Boardmember Brad Arnett asked if the Planning and Zoning Board could meet with the Board of Adjustment and the Downtown Mesa Association to discuss the issue.

Chair Randy Carter thought the ordinance made sense. He thought City Council was a better forum for this discussion.

Mr. Sheffield explained the options under the Zoning Code would be very limited. The Tax and Licensing review would be where Mr. Miller's concerns can be addressed. He thought a continuance would give staff time to work on how to address Mr. Miller's concerns.

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It was moved by Boardmember Beth Coons, seconded by Boardmember Brad Arnett

That: The Board continue zoning case Z11-17 to the August 17, 2011 meeting.

Vote: Passed 5 – 0 (Boardmembers Roberts and DiBella absent)

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Note: Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov

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Item: **Z11-18 (District 5)** 5761 East Brown Road. Located west of Recker Road on the south side of Brown Road (3± acres). District 5. Council Use Permit, and Site Plan Modification. This request will allow the expansion of an existing charter school. (PLN2011-00098) Alta Mesa Plaza Investors, owner; Jorge Ramirez, applicant.

Comments: This case was approved on the consent agenda and therefore was not discussed individually.

It was moved by Boardmember Beth Coons, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z11-18 conditioned upon:

1. Compliance with the project narrative and landscape plan signed & sealed 5/6/11 except modified by the following conditions.
2. Compliance with Z83-155, Z88-013, Z06-049, DR87-07 and DR93-023.
3. Install and replace dead and dying plant materials for the entire retail center per current code.
4. Staff approval required for the play ground enclosure design and height before submittal for building permit.
5. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.

Vote: 5 – 0 (Boardmembers Roberts and DiBella absent)

It was determined that a neighbor was submitting a blue slip at the time the Board was voting on the consent agenda.

It was moved by Boardmember Brad Arnett, seconded by Boardmember Lisa Hudson

That the Board reconsider zoning case Z11-18

Vote: 5 – 0 (Boardmembers Roberts and DiBella absent)

Comments: Cindy Richards of 6232 East Duncan spoke regarding the case. Ms. Duncan stated she wanted to know how the school planned to expand. She explained she works at the Beauty Salon in the center and was concerned for handicapped clients, and wondered how this playground would affect the handicap ramp. Ms. Richards stated they wanted to work with the school. She was also concerned with the idea that there would be senior high students who would drive to school and park in the parking lot.

Staffmember Wahid Alam explained where the playground would be in the parking lot.

The Board suggested adding a condition of approval requiring a handicap ramp for the salon. Ms. Richards was happy with that suggestion.

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It was moved by Boardmember Beth Coons, seconded by Boardmember Suzanne Johnson

That: The Board recommend to the City Council approval of zoning case Z11-18 conditioned upon:

1. Compliance with the project narrative and landscape plan signed & sealed 5/6/11 except modified by the following conditions.
2. Compliance with Z83-155, Z88-013, Z06-049, DR87-07 and DR93-023.
3. Install and replace dead and dying plant materials for the entire retail center per current code.
4. Staff approval required for the play ground enclosure design and height before submittal for building permit.
5. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.
6. Submit a revised site plan showing an ADA accessible ramp prior to submittal of a building permit.

Vote: Passed 5 – 0 (Boardmembers Roberts and DiBella absent)

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E. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

Item: **3635 East Inverness Avenue Office Condominiums.** Located north of Baseline Road and east of Val Vista Drive. This request is for the creation of a condominium form of ownership for two existing office buildings. DFFM Yukon LLC, Owner; Jason Segneri, Survey Innovation Group, Surveyor.

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Beth Coons, seconded by Boardmember Suzanne Johnson

That: The Board approve the preliminary plat for 3635 East Inverness Avenue Office Condominiums with the following conditions:

1. Compliance with all City development codes and regulations (Engineering, Transportation, Solid Waste and Facilities, etc.).
2. Compliance with all requirements of the Development and Sustainability Department.

Vote: Passed 5 – 0 (Boardmembers Roberts and DiBella absent)

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F. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Central Main Street Plan

Planning Director John Wesley, explained the history of the Central Main Street Plan. This plan will help direct how the area will evolve over the next 15 to 20 years. One of the things the committee looked at was where should the City be focusing attention and what is the plan for the area. There were three different areas proposed: the maintenance areas, the transformation areas, and the evolutionary areas. The most change is proposed to be along Main Street. This area would also have the greatest intensity of development. Over time, staff would hope to see high rise development. The committee developed guiding principles for change: people friendly community, prosperous community, diverse community, distinctive community and an environmentally conscious community. The people friendly community will try to make the area more conducive to pedestrians and less concentrated on cars. The prosperous community would be the economic development aspect. The diverse community looks for diversity of people, architecture, events within the area. The distinctive community is the placemaking concepts, they want this area to have its own unique style and character. The environmentally conscious community deals with sustainability, redevelopment and recognizing the climate we live in. The guiding principles include diversity of uses and unique style and character. Mr. Wesley stated staff was looking for feedback on the plan so far. What have we missed? What should be added to the plan. Where should we start?

Staffmember Jeff McVay stated the committee had worked for six months to create language to have goals and project policies and programs that can help implement those goals. Some of the goals are to create a pedestrian oriented development pattern. Over time the goal is to create a better pedestrian environment, to encourage walking, activities and support businesses. Mr. Wesley stated that you do see people walking in downtown, but they have challenges, such as too many driveways and utility poles.

Mr. McVay stated that the goal to create a safe, comfortable and attractive public realm was very important also. Just having a wide sidewalk with benches doesn't mean people are going to want to walk on the sidewalk. You still have to have things people want to see, that it is interesting and that they feel safe when they are there. Closely related to that is making sure that the built environment, the development that comes in, is attractive and creates that environment that people want to be active with it. He stated there were policies to help encourage a mix of uses and activities. There are policies regarding downtown events, because events are one way to activate your town and make it feel more lively.

Boardmember Coons commented that part of the plan was also to have people live there. She wanted the City to hit that balance.

Mr. McVay stated the plan hopes that the provisions of events would be one of the reasons that people would want to live downtown. The final goal was the provision for a multi-modal transportation system. He stated we have to be responsive to all types of people and how they want to get around. Walking, biking, driving, riding the bus, riding the light rail.

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The second guiding principle, Prosperous community is related to economic development. We want to make sure our central main area, and by expansion, the entire city's economy is strong, and that we can support current and future businesses. One of the goals for that is a high quality built environment. New business is more likely to go to a downtown area if that downtown area is attractive and it creates an environment they want to be associated with. We need a wide range of residential buildings, the downtown has seen a decline in residential population for years. We need to increase the population of downtown and around each of the light rail stops, so people can live where they work or can easily get to that transportation system. In addition to that, we need to make sure we have residential options for everybody: the executive class, the working class, housing for everyone. We need to do that by providing the level of quality and architectural design that makes it attractive. We also need to make sure we have a mix of non-residential and mixed use buildings. The committee went through a process of determining where they thought non-residential uses might go. The committee thought there was a lot of room to grow, especially to grow up. We need to attract corporate headquarters.

Chair Carter asked why any corporate headquarters would want to move to downtown Mesa.

Mr. McVay stated we have a beautiful downtown, that will soon have a light rail system connected to a regional system, as well as an educated workforce. The next goal was a well educated skilled workforce and diverse customers base, which is consistent with one of the Council's strategic initiatives to attract new and expand existing higher education facilities, in the central main area, specifically downtown. Try to partner with those facilities to attract new business and employers to the area. Again the idea of a multi-modal transportation network is an attraction to businesses. One example is the First Solar building in Tempe, they paid the extra money necessary to get the light rail stop in front of their building. He stated there are businesses out there and corporate business owners who have a different social conscious about where they locate, that doesn't relate directly to dollars and cents. It relates to what is important to them environmentally for their employees and their customers.

Diverse Community Goals. The first one is to create a diverse place where people want to live, work and play. High quality housing stock, a place where you could live your entire life, start out in student housing then to your first small home, your larger home, and then into your retirement home. He stated it would be very important to work diligently to connect and coordinate new development with the existing historic districts to create good neighborhoods so one doesn't detract from the other.

Chair Randy Carter then spoke and stated the Mesa area is devoid of meaningfully historic places. There is nothing to make people want to come to stay in downtown. He thought the preponderance of rhetoric was overly complex to the point that if he were planning to come to downtown this would drive him away. Some of this is feel good rhetoric. What is a meaningful mix of architecture? The City has no business quantifying racially diverse community standards. Can't the plan be simple? Can we make it achievable and quantifiable? He objected to the idea of promoting and encouraging convenience access to healthy food markets and eateries. He stated it sounds very nice, but how do you police it?

Mr. McVay responded by stated that in regards to the flowery language, it is a plan, and we need this plan to be somewhat inspirational. We need people to look at this and say if we want this to be an urban environment that people want to go to, what about the urban environments that you know,

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that you love to go visit that make them successful? So that idea of a meaningful mix of architecture, you often don't have a homogenous building environment. If you grew up in Philadelphia, or New York, you could round the corner, and you have a different style of architecture and it's meaningfully mixed. The committee had a long discussion about that word, meaningful, because they started out with eclectic and that became meaningful, the idea was to have a variety of architecture. Chair Carter suggested using the word variety.

Boardmember Coons agreed the word should be variety, because it is difficult to determine what is meaningful. She was concerned the City was discouraging development by too much regulation and too much social engineering. Telling people they can't open a convenience store because they sell hot dogs. She wanted to know where the balance was in this plan of overdoing the regulation and encouraging people who want to go down there and have the living we want to have there. You need to be conscious of the residents, conscious of the business and not have the rest of the City support that. She thought there was over regulation.

Mr. McVay stated he appreciated the comments. He stated they had tried to identify where the City can participate in identifying where there are short comings. He stated when you look at the central main area and look at how many grocery stores there are per capita versus how many gas stations and convenience stores there are per capita it is a sad comparison. If we can identify needs, to help attract residents, and in doing so promote, not regulate, grocery stores with fresh vegetables versus buying them at a convenience store. The plan was not to regulate who can go in the central main area, but rather to market the area, through the Economic Development Office, to types of businesses we don't have now to provide people with more choices than they have now. So instead of regulating choice, we are trying to encourage people to come in.

Chair Carter stated that seemed contrary to what was in the document. He was concerned with the section that stated "City staff review of proposals, beginning in the early stages, in the central main area should include evaluations, recommendations based on policies and projects identified in Goal PFC 1. He was concerned City staff would use this policy to market to only certain users. He stated that what he thought was missing was a really clear vision of downtown. What is downtown in a simple mission statement. Instead of seeing policy, he wanted to see a vision, that tells future business, this is what we envision, help us create it. He did like that the policy talks about helping with grants, incentives and monetary things, that was very important. He did not think that having policy over project over program was going to draw people in. He wanted something more visionary that will last over time.

Mr. McVay stated staff felt like the guiding principles were the vision, and the policies, projects, and programs were the detailed side, to get to the vision. He stated Planners are trained to advocate for certain things and the social side is one of those things. Whether we get those or not is up to the decision makers.

Chair Carter agreed that advocating for diverse architectural treatment was OK, but not for social engineering. He understood staff wanted something quantifiable, but he was concerned it was hindering creativity.

Mr. Wesley stated one of the things staff has not yet created was the implementation chapter. He thought the implementation chapter would do a lot of the things Chair Carter was talking about. Regarding healthy living, he stated, a lot of the things staff is hearing in professional publications and a variety of sources, regarding the public health epidemic in the nation with regard to how people live, the fact that they don't walk like they used to, planning and how we design our communities is a key aspect of that. So that is where some of that has come from, as far as trying to

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promote walkability, and community gardens, for example. It is promote, not require. Other parts of the plan talk about the fun index that we want to try to bolster. Some of those things may not be that healthy, but we think there will be a balance, and a lot of those things will take care of themselves.

Chair Carter was concerned that the central main plan will become a rule book. He did think there were some very good things in the document.

Mr. McVay stated there was a contingent within the committee that was concerned as well that the policy not become regulation. Distinctive community goals. Many of the downtown businesses would be historic if you took off the colonnades and one of the policies is to look at that as an option. But as new development comes, we need to look at it to see that it will last. There needs to be enough quality that the new buildings could last long enough to be the next historic district. We need to be flexible and allow people to create something that is memorable, even if it doesn't fit within the letter of the policy. Mesa needs to have a perception of change, so people will say have you been to downtown Mesa, you should see what they are doing. Environmental community goals are necessary to show that we are trying to reduce CO2 emissions, vehicle miles traveled and energy used. So we need to find ways to help develop that. Pedestrian oriented neighborhoods, and access to healthy living environment. He stated if you accomplish the four previous goals, the healthy living environment will happen on its own.

Mr. McVay then explained that the central main plan, at almost 4 square miles was too large for a sub-area plan, so it was divided into 6 neighborhood planning areas. Each of the 6 has a separate chapter, with some specific recommendations that don't apply to the whole area. The first chapter was at Gilbert and Main. The study has just been initiated for the light rail extension to Gilbert. So we want to make sure to plan for that at the same time. Right now Gilbert and Main is a very suburban core, with single family neighborhoods that are very disjointed from Main Street corridor and the commercial that is there. Gilbert Road has a half mile stretch where you cannot go from the residential neighborhood onto Gilbert Road. Mr. McVay showed the Board a plan map for future redevelopment of the area. Some of the specific recommendations for that transit area are; horizontal and vertical mixed uses, three-story to four-story buildings, higher density residential where it exists, and real urban development forms so the parking is in the rear and the building is active and addresses the street scape. There is a lack of neighborhood parks, this is a good opportunity for the City to try to provide a neighborhood park. The bus stops are often a sign on a post, with no shade and no seating.

The next neighborhood planning area is the Fraser Sherwood area near Stapley and Main. Fraser is a nationally designated historic neighborhood. The Sherwood neighborhood is a very well maintained neighborhood. In answer to a question from Boardmember Coons, Mr. McVay stated there has not been a decision yet on whether the light rail stop at Stapley will be on the west or east side of Stapley. There are not a lot of connections from these neighborhoods out to Main Street. At the station staff was looking at horizontal and vertical mixed use, at Stapley a little lower, two to three story, but with densities that can support the transit. The pedestrian routes need to be improved. This is another opportunity to provide more housing options for affordable single family as well as multi family.

Boardmember Johnson asked if unused alleys in older neighborhoods could be used for pedestrian trails. Mr. Wesley stated that neighborhoods are often concerned with any activity in the alleys and that is why they are gated off. He stated he would be possible to use bollards so that cars could not access the alleys but pedestrians could. Boardmember Johnson suggested that if the trails were actively used they would be less of a concern. She suggested possibly using them for health trails with exercise stations. Mr. Wesley stated that could be an option for the University Corridor area.

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The next neighborhood planning area is Temple/Pioneer Park area. There are some good neighborhoods in the area, however, there are also some challenging areas and open space that could use redevelopment. The plan proposes to use increase intensity around the park. The rail stop will be just east of Mesa Drive, so the greatest intensity would be around that rail stop. The plan proposes 5 story buildings along the west side of the park near the rail stop with 3 and 4 stories to the north of that. Encourage development of the corners at Main and Mesa Drive and create an oasis to tie in with the theme of the light rail stop. There would be employment nodes in the area.

Broadway Industrial is a challenging area in need of redevelopment. There could, over time be more multi-family in this area. One suggestion is to capitalize on the large blank walls in the area and have more murals like the one at Broadway and Mesa Drive, to create an identity for the area. The murals could represent Mesa's history.

University North from Mesa Drive to Country Club. Good residential areas. The plan for the area to create better commercial activity nodes. The Washington Park/Escobedo area has more challenges. There may need to be additional programs to encourage in-fill development. Boardmember Coons stated there are huge opportunities for this area, including the vacant land west of Mesa Drive and south of University.

The last area is downtown. The downtown is where the City started, and it has the most variety of uses, and probably the most opportunity for change. The plan for downtown has a lot more variety of uses. One of the things they heard was that between Center and Robson is the historic downtown, people like the character of the area, they like the feel of it. They also like the scale and feel of it, so they designated that area as historic downtown. The area east of Center has a lot of City owned property, and a lot of underutilized property. They thought that would be a good place for the new, more intense downtown, with heights anywhere from 4 to 8 stories as a starting point. There could be high intensity residential on top of the parking structures, that could take advantage of the light rail. The downtown attractions, like the museums and the art center are successful individually, the problem is how do we get people to go from one to the next. There is an opportunity for Mesa to have a commuter rail stop along the existing railroad line. One of the alternatives that could occur is for commuter rail to come through Mesa and if it does we want it to come through downtown. There could be 4 or 5 story buildings but they would have to maintain the architectural style of the downtown. We don't want people living on the first floor of the heart of downtown. The consultant for the form based code has determined there is the potential for 600,000 to a million square feet of new building floor area just on the block where the City offices buildings are. Surface parking is discouraged, we want structure parking. The area at Country Club and Main should announce to people that they are entering downtown.

Downtown is the first place the City will implement the Form Based Code to try to achieve many of the goals of this plan. Design improvement programs which will address the colonnade. Downtown water works, which could include fountains as well as splash pads for children, to help make the environment more enjoyable during the summer. Need to attract a higher education core. There were several sketches for the area.

Mr. McVay stated the committee had completed their meetings, staff was taking two months to review all of the comments they had received from the committee, the Council committees, as well as citizen Boards, and hopefully have a draft plan available late August early September, with approval November or December. He asked the Board for comments on anything they think needs to be addressed.

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Boardmember Johnson stated that in the beginning staff talked about live, work, and recreate, but she didn't see anything really laid out for all this recreation. Mr. McVay stated the recreate side isn't always parks it can be the art center or restaurants that are open past 5:00 p.m., or theatres, so people who live downtown can go out to dinner and to a theatre or show. Boardmember Johnson thought those things were public entertainment. She wanted to see a lot more about healthy recreation, such as walking trails or paths, or community sporting areas. She stated they may already exist, but in that case they should be drawn out in the study so people know they are there.

Boardmember Coons asked if there was an overlying vision that was articulated that they were working down through, or was staff working down up and then create the vision. Mr. Wesley stated it has been more backing into the vision. While working with the committee and looking at the diversity they had from Gilbert Road which is very suburban in nature today to downtown, creating a vision statement that covered all those areas was a challenge. So they started by creating the guiding principles and then putting together a paragraph that summarizes those. Boardmember Coons then asked if the City Council did not say this is what we want, she was concerned that Council might not like the direction. Mr. McVay stated staff had a fairly good idea of what Council wanted downtown and central main to be, but Council did not direct them by saying this is what we want now get there. He stated they had been very active in going to each of the Council members and talking to them individually, as well as meeting with their sub-committees to make sure they were still on the right path. Mr. McVay stated that in the beginning they did have a paragraph that was kind of the vision for the area, but it was very broad.

Boardmember Arnett stated that as he drives around town, and what he likes and doesn't like about other communities, he thought we needed to embrace what we are historically. If you look at the great American cities you go to that you can walk, the problem they have is that they can't grow, like Mesa can so we can't create what this vision is trying to achieve by bringing everybody in, there are things we can do, but we need to embrace what we are. You drive by old town Gilbert and you know you are in a farming community, he did not think you get the feel of what our town is when you drive through the Main Street corridor. He thought the vision needed to be top down, not bottom up. He also thought you could fake it before you make it in a very economic way by creating signage. He stated when you go into Brooklyn, or Boston you have beautiful signs that say you are now entering this historic district. He thought if Mesa did that entering downtown from the east and the west you could achieve that feel before you have to build all the infrastructure, then you would attract businesses to the area. He stated when he looks at great American cities they embrace what they are, their history, there are great places to eat, there are wonderful parks and culture, and there is hospitality.

Mr. McVay stated those are great comments, and he thought they should be addressed in the implementation stage. He thought that the Light Rail Station art work would be a great starting off place to identify the area. He stated that when we have those bones that come with the light rail, then we can build on that and signage is one of the great ways to do that. Boardmember Arnett stated we have very small signs for our historic districts that are easy to miss. Boardmember Johnson agreed that signage should be an important aspect of the plan.

Chair Carter stated the City has never had a clear vision of downtown, it does not know what it wants to be. The priority of implementation should be to define in a visionary way what downtown is. Is it a governmental center, or is it something else. He understood why staff had worked from the bottom up, but thought that it was time to decide what downtown is. He stated it should be something specific that can go from administration to administration for the next 100 – 150 years. Most of the great American cities started out as governmental centers. He hoped that during the implementation process we get a statement of what the downtown is going to be.

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Mr. McVay suggested that we should determine as a governmental center what should downtown be, but also culturally as well as from a retail aspect. He stated that from a cultural and retail standpoint we could be regional centers. Chair Carter stated there has to be a clear vision for this to work. He thought the downtown vision should inspire the entire city to say downtown is going to be, whatever, help make it happen.

Boardmember Coons stated it is not like we are starting with a clean slate. There are many good pieces, like the art center, the City buildings, Pioneer park, the statues along Main. She agreed the City needs to decide what the area is going to be. She did like the signage. Now that we have this great opportunity with the light rail it can be the piece that brings everything together. Mr. McVay stated the downtown has great bone structure, we just need to put some meat on it.

Chair Carter stated one of the things downtown has been missing, is direct access to the rest of the valley. Light rail will be bringing a certain number of people in, but it will not bring in the vast numbers that would need to come into the City center to reach the goals in this document. He stated we have two freeways but there is no easy way to get into downtown. He thought there needed to be a way to put that in. A parkway, a grand boulevard, something.

Boardmember Arnett wanted to applaud the effort put into this document.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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